Karen Johnson Davidson County
Batch# 917634 DEEDQC
09/16/2022 11:14:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220916-0103506

(STATE OF Florida)
(COUNTY OF Palm Beach)

The actual consideration for this transfer

is $0.00.

Affiant

Subscribed and sworn to before me,
this the 1st day of September 2022.

Notary Public
My Commission Expires: _____

KAREN WALDEN
Notary Public - State of Florida
Commission # HH 110827
My Comm. Expires May 2, 2025
Bonded through National Notary Assn.

This Instrument Prepared By:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, TN 37203
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER:
Cemex Construction Materials Atlantic, LLC
10100 Katy Freeway, Suite 300
Houston, Texas 77043

SEND TAX BILLS TO:
Same

Tax Map: 082, Parcel: 10 0 008.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, CEMEX, Inc., a Louisiana corporation and successor to Medusa-Citadel, Inc. ("Grantor"), does hereby quitclaim and convey unto CEMEX Construction Materials Atlantic, LLC, a Delaware limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of Grantor's right, title and interest, whatever that may be, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Land"),

4873-9321-3478

together with all of Grantor's right, title and interest, if any, in and to the appurtenances pertaining thereto, including but not limited to Grantor's right, title and interest in and to the adjacent streets, alleys and right-of-ways, and any easement rights, air rights, subsurface rights, development rights, wastewater capacities and credit reservations, and water rights, and together with the buildings, structures and other improvements, parking areas and fixtures (other than fixtures owned or removable by any tenant or any third party) located thereon (collectively, the "Improvements"; the applicable Land, together with the Improvements thereon, being hereinafter collectively referred to as the "Property").

The Property is improved property known as 19-21 Oldham Street, Nashville, TN 37213, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[The remainder of this page intentionally left blank. Signature and notary page to follow.]

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 16th day of September, 2022.

GRANTOR:

CEMEX, Inc., a Louisiana corporation

By: _____

Print Name: Ryan E. Mahoney

Title: Asst. Secretary

(STATE OF Florida)
( )
(COUNTY OF Palm Beach)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan E. Mahoney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst. Sec., of CEMEX, Inc., a Louisiana corporation, the within named bargainor, and that he as such Asst. Sec executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Asst. Sec..

WITNESS MY HAND AND SEAL, at office in Florida, this 14th day of September 2022.

_____
Notary Public

My Commission Expires: _____.

KAREN WALDEN
Notary Public - State of Florida
Commission # HH 110827
My Comm. Expires May 2, 2025
Bonded through National Notary Assn.

EXHIBIT A
Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

PARCEL ONE:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, GENERALLY LOCATED EAST OF THE CUMBERLAND RIVER, NORTH OF THE JEFFERSON STREET BRIDGE AND WEST OF COWAN STREET, BEING LOT 3 AS SHOWN ON THE PLAN OF FARRIS PROPERTY OF RECORD IN PLAT BOOK 7900, PAGE 391, R.O.D.C. AND AMENDED BY SURVEYORS CERTIFICATE OF RECORD IN BOOK 8795, PAGE 559, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER, SUMNER AND CANNON, INC., DATED MARCH 20, 1998, AS FOLLOWS:

BEGINNING AT A NEW IRON PIN IN THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET BRIDGE, SAID PIN ALSO BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF A CSX RAILROAD SPUR;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET BRIDGE, S 74° 54' 29" W, 453.16 FEET TO A POINT IN THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 3 AND ALONG THE CUMBERLAND RIVER, N 13° 59' 28" W, 486.42 FEET TO A POINT IN THE SOUTHERLY LINE OF PROPERTY CONVEYED TO SEQUATCHIE CONCRETE SERVICE, INC. BY DEED OF RECORD BOOK 8514, PAGE 461, R.O.D.C.;

THENCE, ALONG SAID SOUTHERLY LINE THE FOLLOWING CALLS;

S 83° 56' 36" E, 367.39 FEET TO A NEW IRON PIN;

S 56° 37' 36" E, 315.90 FEET TO AN EXISTING IRON PIN IN THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 35° 40' 56" W, 10.38 FEET TO A NEW IRON PIN;

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, 149.95 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 17° 14' 24", A RADIUS OF 498.34 FEET, A TANGENT OF 75.54 FEET AND A CHORD OF S 27° 03' 44" W, 149.38 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Medusa Citadel, Inc. by Warranty Deed from Teague Brothers Sand & Gravel Co. Inc. and McKinnon Bridge Company, Inc. of record in Book 10868, page 802, in the Register's Office of Davidson County, Tennessee. Medusa Citadel, Inc., a corporation organized under the

laws of Alabama, merged into Southdown, Inc., a corporation organized under the laws of Louisiana, by filing a certificate of merger with the Secretary of State of Louisiana on December 30, 1998. Southdown, Inc., the surviving Louisiana corporation, changed the corporation's name to CEMEX, Inc. by filing Articles of Amendment to Restated Articles of Incorporation of Southdown, Inc. on January 4, 2002.

PARCEL TWO:

A NON-EXCLUSIVE PERPETUAL EASEMENT(S) AS SET FORTH IN WARRANTY DEED OF RECORD IN BOOK 8795, PAGE 561, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Michelle Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 16, 2022 (date of document).

Affiant Signature

September 16, 2022
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 16th day of September, 2022.

DIMETRI MALVEAUX
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 05/14/2024
NOTARY ID 1007779-3

Notary's Signature

MY COMMISSION EXPIRES: 5/14/24

NOTARY'S SEAL